

Richmond Township Planning Commission

June 13, 2022 Monthly Meeting

7:00 p.m.

Chairman Kenneth Schlegel called the rescheduled monthly meeting of the Richmond Township Planning Commission to order at 7:05 P.M. In attendance were Samuel Burkholder, Nicholas Stoltzfus, Mathew Dempsey, Ben Kemmerer, Scott Anderson; Kraft Engineering, Christopher Hartman, Esq.; Hartman, Valeriano, Magovern & Lutz, PC. and Jennifer Galomb, Commission Secretary.

I. APPROVAL OF THE MINUTES

A motion was made by Samuel Burkholder to approve the minutes from the April 25, 2022 Planning Commission Meeting, Nick Stoltzfus seconded the motion. Motion carried unanimously.

II. PUBLIC PARTICIPATION- AGENDA COMMENTS.

NONE

III. OLD BUSINESS

A. Land Development Plan Review – Lyons Solar Farm

Scott Anderson reviewed the comment letter from Kraft Engineering dated June 8, 2022. He noted that since the last design they have made a few changes that Scott believes really takes care of or a good portion of the stormwater issues.

Members of Kimley-Horn were in attendance and discussed their newly designed plans. One of the biggest issues from last meeting was being able to reduce the pass-through flow, that was being collected from the existing drainage swale that was running through the site. There are 184-200 acres of upstream flow that is running through the drainage flow on our site. For them to reduce the pass-through flow by 80% the biggest changes are that we removed a portion of the drainage swale and converted it into a dry extended retention basin, so the objective is the outlet of this basin, now instead of having a 30 ft wide channel we have an outlet pipe at the bottom of the basin, which is throttling the flow for small storms and when larger storms appear there is a spillway for the water to pass over to the retention basin. With this change it is reducing the pass through flow by 80%.

In terms of volume capture on the site we are still implementing the use of amended soils in areas where we can't capture stormwater in an infiltration basin, so the use of these stormwater facilities and the use of the amended soils, we were able to achieve the 80% pass through flow rate as well as capture 70% of volume that was agreed upon with the engineers for this site.

Kenneth Schlegel has asked if there was going to be any rocks incorporated to slow the water down at all. Scott Anderson had stated that the plan is just for the pipe and the overflow from the spill way for the larger storms.

Scott Anderson discussed how he and Gary Kraft had reviewed the plans and that the three big items that really needed to be addressed were the equivalent of a meadow condition over the entire site, which is achieved with this design. Infiltrate ½ inch of initial runoff over the entire storm, which is the one item that given their site and the improvements that they are showing, they have really maxed out every area that they could to achieve that, by soil amendments and in addition to the pond, in by doing that they have reached 71% of the volume, which is slightly less, however it's at the maxed extent given the improvements that they are doing, with the reduction of the 20% of offsite flow, which they have met that completely.

In going through the review letter there were a few items that are pending yet, which includes the proposed crossing of Fleetwood-Lyons Road possibly requiring an HOP from PennDOT, but there have not been any status updates on this yet. It was explained that Fleetwood-Lyons Road is not a limited access road, which according to PennDOT permitting department, if you are not crossing a limited access highway and your poles are outside of the right-of-way then the overhead crossing does not need a permit. There is still pending approval from the railroad regarding the underground electrical line connecting the (2) two solar fields, there has been correspondence since the letter but is still ongoing.

There are 3 agreements at Attorney Hartman's office is in the process of reviewing. He also discussed that there was a paper that was handed out to the commission that lists the recommended or proposed approvals, which are still outstanding for the planning commission to recommend to the Board of Supervisors tonight.

Conditions of Approval- Lyons Solar Farm

- 1. Zoning Comment #1- Provide Operations Agreement for Township Review.**
- 2. Zoning Comment #4- Proof of Railroad Crossing approval**
- 3. SALDO Comment #1A- Signature on Carbonate Geology Statement.**
- 4. SALDO Comments #4 & 5- Owner Acknowledgement**
- 5. SALDO Comment #6- NPDES Approval**
- 6. Stormwater Comment #1- Payment of \$11,500.00 fee in Lieu**
- 7. Stormwater Comment #2- Stormwater Maintenance Agreement**
- 8. Stormwater Comment #3 – Stormwater Facility Inspection Fund Contribution \$2,800.00**
- 9. Stormwater Comment #5- Change amended soils strip width to 8 feet**
- 10. Stormwater Comment #6- Remove "On-Site" and "Off-Site" labels**
- 11. General Comment #2- Fence detail to show stainless steel across spillway**

12. **General Comment #3- General Note 13 will be revised to provide more frequent maintenance inspections during growing season where rainfall and debris buildup may be more common.**
13. **General Comment #4- Language indicating reestablishment of the swale to a stabilized condition equal to or greater than existing will be added to the decommissioning requirements.**
14. **Other- Documentation of PennDOT HOP Waiver**
15. **Other- Improvements Agreement and Accompanying Financial Security.**
16. **Other Receipt and Approval of Financial Security Cost Estimate.**

This document summarizes things that are still outstanding that still need to be completed both for us administratively to keep track of but also for the planning commission to see what items still need to be addressed. In Attorney Hartman's opinion it would not be unreasonable to recommend conditional plan approval, conditioned on satisfaction of the listed items that are outside of the plan document themselves. One of the items that is essential to this project which is not on this list is the decommissioning regulation, that is part of the zoning regulations.

A motion was made by Mat Dempsey to recommend for conditional approval based on the Kraft Engineering review letter dated June 8, 2022 and the list of conditions provided by Attorney Hartman's office, Nicholas Stoltzfus seconded the motion. Motion carried unanimously.

IV. **NEW BUSINESS**

NONE

V. **MISCELLANEOUS BUSINESS**

NONE

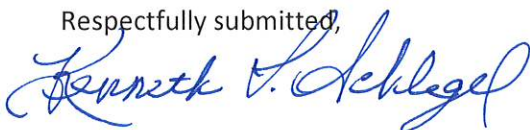
VI. **PUBLIC PARTICIPATION- BUSINESS FROM THE FLOOR**

NONE

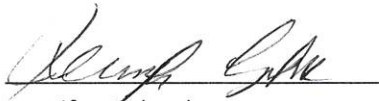
VII. **ADJOURNMENT**

There being no further business, a motion was made by Samuel Burkholder to adjourn at 7:30 p.m. The motion was seconded by Ben Kemmerer. Motion carried unanimously.

Respectfully submitted,



June 13, 2022



Jennifer Galomb
Secretary, Richmond Township
Planning Commission



Kenneth Schlegel, Chairman
Richmond Township
Planning Commission